



## Southmere Crescent, Great Horton, Bradford, West Yorkshire, BD7 3NP

- THREE BEDROOM MID TERRACED PROPERTY
- SOLD WITH TENANTS IN SITUE - CONTRACT UNTIL 30/11/2025 @ £530 PCM
- GARDENS TO THE FRONT AND REAR
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A
- \*\* INVESTORS ONLY \*\*
- THREE-PIECE BATHROOM SUITE
- DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES
- EPC RATING GRADE D

**Guide Price £100,000**



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## DESCRIPTION

HUNTERS BRADFORD PRESENTS - SOUTHMERE CRESCENT - BD7 3NP

THE VENDOR HAS NOW HAD AN ACCEPTABLE BID ON THE PROPERTY - NO FURTHER BIDS ARE BEING ACCEPTED

**\*\* INVESTORS \*\*** - THREE BEDROOM MID THROUGH TERRACE PROPERTY - THREE-PIECE BATHROOM SUITE - GARDENS TO THE FRONT AND REAR - DOUBLE GLAZING - GAS CENTRAL HEATING - COUNCIL TAX BAND A - EPC RATING GRADE D - AWAITING PROBATE

CURRENTLY TENANTED AT £530 PCM

### IMPORTANT

This property is for sale by the 'Modern Method of Auction'. The successful bidder is required to pay a non-refundable reservation fee of £6,000. Any successful bidder will pay this to secure the property. The reservation fee is in addition to the purchase price. The bidder then has 28 days to exchange legally binding contracts and a further 28 day to complete. All bids are to go through the auction site.

### GROUND FLOOR

Enter the porch, this is double glazed with a door to access the hall. From the hall there are stairs to the first floor and a door to the reception room. The reception room has a double-glazed window and gives access to the kitchen. The kitchen has both wall and base units, plumbing for a washing machine, space for a free-standing cooker, two storage cupboards and a door to access the rear garden.

### FIRST FLOOR

The landing gives access to all three bedrooms and the family bathroom. Bedroom 1 is a double room with built in wardrobes and looks over the front. Bedroom 2 is a double room overlooking the rear. Bedroom 3 is a single room to the front. The bathroom is a three piece (bath, basin and WC).

### EXTERNAL

This family home has the benefit of garden areas to both the front and rear.

Close to local schools, shops and easy access to the M62 motorway network link as well as bus routes to local towns and cities.



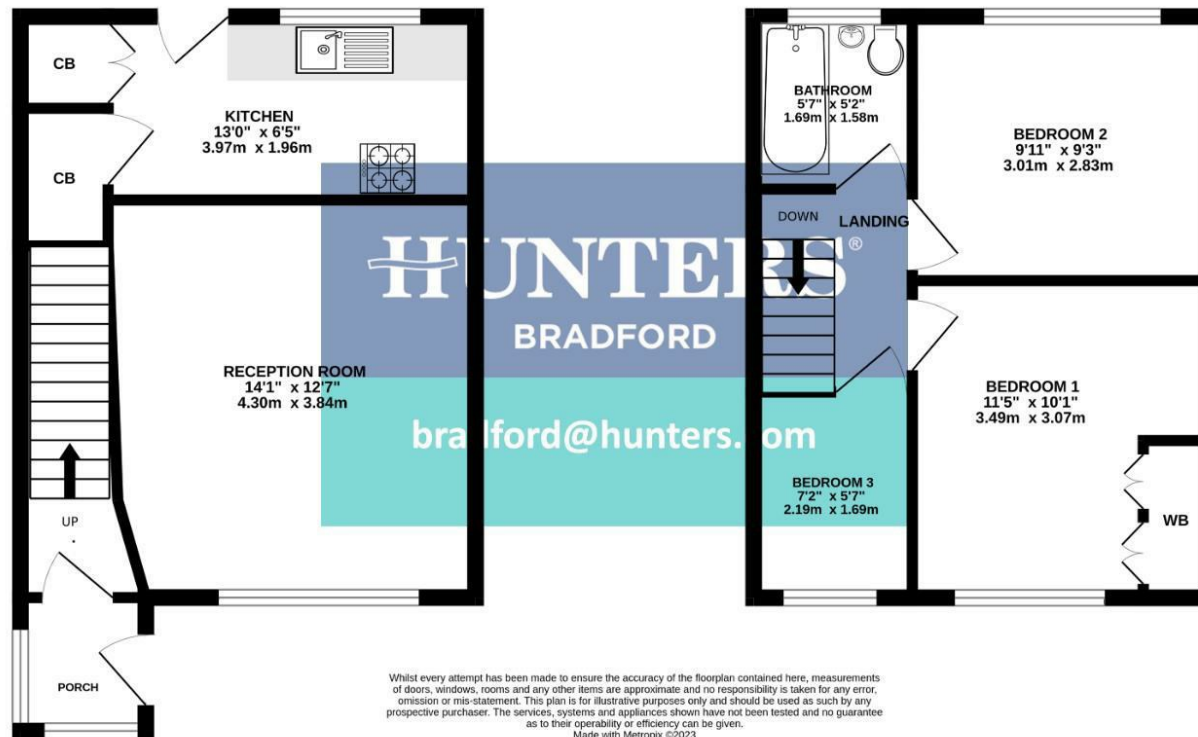






GROUND FLOOR

1ST FLOOR



### Viewings

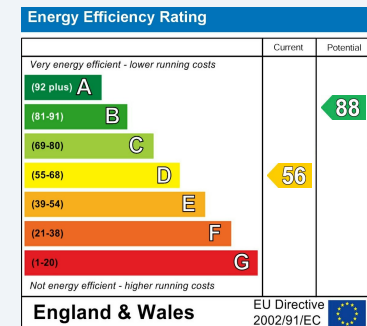
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.